
12/04/2007

Dear Barry Wood:

Within this workbook are the changes made as response to your 2007 Annual Adjustment Sales Ratio Study Check addressed in the order of the checklist:

1. McClellan Township now has a PRD within the IAAO range. An additional sale was added to the study. (See I Corrected.)
2. Improved Commercial's - We understand that the medians, PRD's, and COD's for each individual township we as proposed by the IAAO. This is why the commercial and industrial properties were combined into one grouping. size we were told to combine like townships such as by school districts or location. This is what was done. The tr established based on grouping like townships together. The county is not willing to trend a township based on the that township. However, when looking at the county as a whole trending factors were established. Therefore this commercial and industrial properties represent the trending changes and are within the IAAO standards. In order proof, several 2004 sales were added to the spreadsheet. (See Tab Comm - Ind Combined Corrected.)
3. Vacant Commercial's - Same reason as point 2.
4. Improved Industrial's - Industrial properties were trended with the commercial properties and were included in tl
5. Number of sales used: We have reviewed all of the sales available. We can give details as to why sales were There are sales that are listed as non-exempt by the sales disclosure, but are still family relations, adjoining prope twice in one year, Sold from and To banks and significant personal property involved. We attempted to use any a deemed to be valid. We did not and do not condone the use of sales chasing to improve the answer.
6. We understand that we did not have an abundance of commercial and industrial sales. We did update our cos depreciation tables to January 1, 2006. We then applied trending factors beyond that. You can see that when the updated the results were not as good as they were by just adjusting by the sales as originally done. This is due to receiving any additional depreciation and therefore the full affect of the updated cost tables, vs. newer buildings th additional depreciation. We therefore have concerns with the DLGF forcing us to change the cost tables just to ch included both worksheets for your comparison.

Please let us know what further information you require in order to complete the trending process.

Jay Morris
Ad Valorem Solutions

Study Checklist. The issues are

tudy. (See McClellan Twp

township were outside the range
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done. The trending factors were
ased on the one or two sales within
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ncluded in the grouping.

sales were excluded if need be.
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to use any and all sales that were

date our cost tables and
rat when the cost tables were
his is due to older buildings not
buildings that are receiving
les just to change values. I have